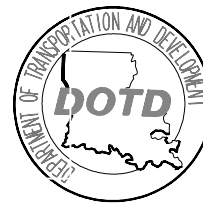




STATE OF LOUISIANA
Department of Transportation & Development
P.O. Box 94245
Baton Rouge, Louisiana 70804-9245



April 5, 2004

STATE PROJECT NO.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

SUBJECT: Parcel No.
Owner(s) Name(s):

Dear :

The Department's Real Estate Specialist advises that you declined to accept the Department's offer to purchase Parcel No(s)._____ required for the construction of State Project No. _____.

Since the Department desires in the near future to advertise for receipt of bids for construction of the project, all previous offers are hereby withdrawn and we now make you a final offer of \$_____ for the parcel(s), free and clear of encumbrances. The offer includes purchase of all the improvements wholly or partially situated on the parcel(s).

The appraisals have been updated to insure you are offered the current value and any increase from the original offer represents the change in your property's value since the original offer was presented.

As previously stated, the offer is based upon appraisals by competent and unbiased appraisers and is the maximum amount the Department will pay on an agreeable basis.

So that you may have the complete information regarding the Department's offer, the following is being provided to you with respect to the Estimate of Just Compensation made on the subject property:

NAME, ADDRESS AND QUALIFICATIONS OF THE PERSON OR PERSONS
PREPARING THE ESTIMATE OF JUST COMPENSATION:

This being the Department's final offer, we ask that you notify us within five (5) days of receipt of this letter of your determination to accept or reject the offer.

We urge your favorable consideration and acceptance of the offer for in the event it is not accepted, the Department has no alternative other than to acquire the property through expropriation proceedings.

If you wish to execute the act of Sale and avoid litigation, please advise and we will present it to you for your signature.

Yours truly,

Real Estate Specialist

Cc: District Manager

SUMMARY OF JUST COMPENSATION

STATE PROJECT NO. _____

PARCEL NO. _____

SUMMARY OF JUST COMPENSATION

VALUE OF PARCEL TAKEN \$ _____

DAMAGES \$ _____

TOTAL AMOUNT OF OFFER \$ _____

LAND:

Parcel No.	Area	Interest Acquired
_____	_____	Full ownership, less mineral rights*
_____	_____	Full ownership, less mineral rights

IMPROVEMENTS:

1. The following items are considered as real property and are included in the above value:

2. The following items are considered as personal property and are not included in the above value:

3. The following items of real property are located outside the required R/W and are not included in the above value:

The following items are owned by others and are not included in the above value:

REMARKS:

NOTES:

The amount of the offer as shown above:

1. is based on the just compensation for the property,
2. is the approved value of the property, and
3. disregards any decrease or increase in the value of the property caused by the project for which the property is being acquired.

*OR Construction Servitude, OR Drainage Servitude, OR Permanent Servitude, OR Access Rights